BOOK 7525 PAGE 433

of 14

G 4772

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,950.00
Elaine Phelps
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 88.
Notary Public
MY COMMISSION EXPIRES: 7/27/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KAREN E. CLARK	FIDELITY FEDERAL SAVINGS & LOAN	161-73
(NAME)	(NAME)	
323 YORKSHIRE CIRCLE	401 UNION STREET	6DU-61750
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37211	NASHVILLE, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FOX RIDGE COMPANY, A LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN E. CLARK, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

BEING Unit No. I-902 on the Resubdivision of Lot 2, Phase IV, Villages of Brentwood of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 7396, Page 299, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 7231, Page 789 and as amended and made applicable in Book 7494, Page 689, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and set back lines, if any, easements and rights of way for public utilities.

THIS conveyance is subject to any and all restrictions and easements of record.

This is ( ) unimproved (XX) improved property, known as 323 YORKSHIRE CIRCLE, NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22nd day of April 19 88

FOX RIDGE COMPANY, A LIMITED PARTNERSHIP
BY: FOX RIDGE HOMES, INC., A GENERAL PARTNER

Alphonse H. Davis — Deborah P. Buford

BY: ALPHONSE H. DAVIS BY: DEBORAH P. BUFORD

Certificate of Limited Partnership of record in Book 6063, Page 891, said Register's Office.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

Notary Public

7851 04/25 0101 03CHECK 185.42

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, ~~_____~~ the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~ALPHONSE H. DAVIS~~ and ~~DEBORAH P. BUFORD~~ with whom I am personally acquainted and who upon ~~his oath~~ (their several oaths) acknowledged ~~himself~~ (themselves) to be the ~~PRESIDENT~~ and ~~VICE PRESIDENT~~ respectively of the ~~FOX RIDGE HOMES, INC.~~ the within named bargainor, and corporation, and that ~~(he) as such PRESIDENT~~ (they) and VICE PRESIDENT being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ALPHONSE H. DAVIS as such PRESIDENT, and attesting the same by the said DEBORAH P. BUFORD as such VICE PRESIDENT

Witness my hand and official seal at office at BRENTWOOD, TN on this the 22nd day of APRIL 19 88

My commission expires 1/11/92

Anne S. Knight
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

WARRANTY DEED

FROM FOX RIDGE COMPANY, A LIMITED PARTNERSHIP

TO KAREN E. CLARK, UNMARRIED

RETURN TO: CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

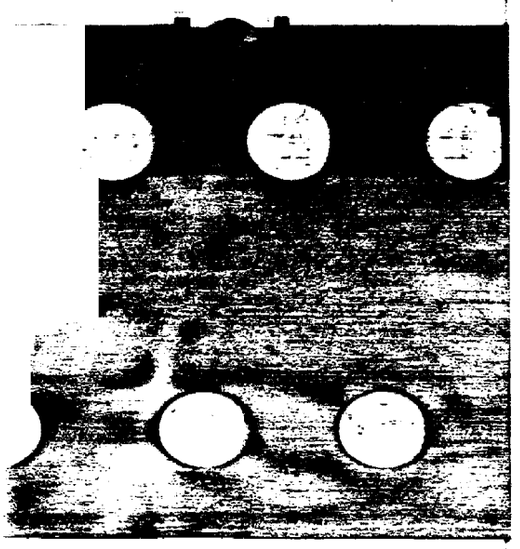
EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

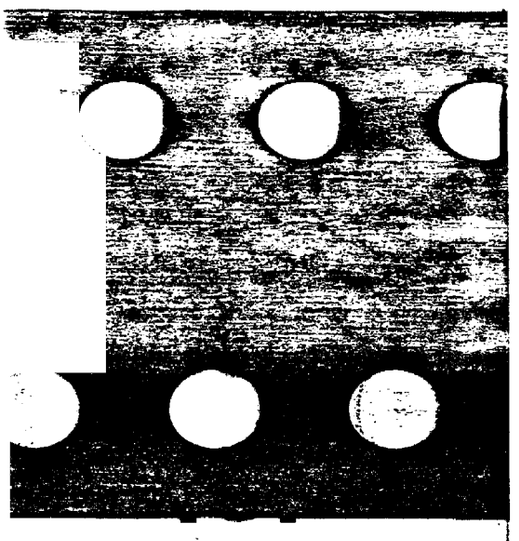
24271

IDENTIFICATION REFERENCE

APR 25 2 17 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7525 PAGE 501

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 63950.00
				CON TX 178.92
				PRFEE 0.50
				WDEED 6.00
				TOTAL 185.42
				CHECK 185.42
04/25/88		01		14:18 0001 7851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24271

IDENTIFI REFERENCE

APR 25 2 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83946